

08/01/2024

Discharge of Condition Application

Re: Proposed 5 pitch Gypsy site, dayrooms and associated development
At: Eebs Stables, Trollingdown Hill, Green Street, Green Road, Darenth
Application ref: DA/23/00037/FUL
Approved 19th July 2023

Dear Madam / Sir,

Please find attached an application for the discharge of section i & ii of condition 4 and the discharge of condition 6. The application comprises the following documents:

- Completed application form
- This cover letter
- TDA.2826.05: Landscaping and surface water drainage plan
- TDA.2826.04: External lighting details

Condition 4

Condition 4 part i & ii set out as follows:

4. The use hereby permitted shall cease and all caravans, equipment and materials brought onto the land for such use shall be removed within 90 days of the failure to meet any one of the following requirements set out in (i) to (iv) below:

i. Within 6 months of the date of the decision, details of the surface water drainage system for the development (including storage facilities where necessary) shall be submitted for the written approval of the

Local Planning Authority and the said details shall include a timetable for their implementation.

ii. Within 6 months of the date of the decision, a landscaping scheme including both hard and soft landscaping which shall include the retention of the existing hedging to the southern boundary at a height of no less than 2.5 metres once reached, shall be submitted for the written approval of the Local Planning Authority and the said details shall include a timetable for their implementation which falls within the planting season (October and March inclusive). Such landscaping shall thereafter be maintained for a period of ten years, with the exception of the hedge to the southern boundary which shall be retained in perpetuity. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

The attached plan ref: TDA.2826.05 shows the details of the proposed surface water drainage and landscaping scheme.

Surface Water Drainage System

Surface water shall be directed towards 150 mm perforated pipe laid in open sub grade (type 3). During times of heavy rainfall the network of perforated pipes, as illustrated, will direct surface water to the linear soakaway at the lower end of the site.

Details for the construction of the perforated pipe network and the linear soakaway are provided on the plan ref: TDA.2826.05.

Timetable for implementation:

The surface water drainage system will be constructed within 6 months of the approval of this application and before construction of the dayrooms begins.

Landscaping scheme

Additional soft and hard landscaping, including the retention of the existing hedging to the southern boundary (at a height of no less than 2.5 metres once reached) have been proposed as illustrated on the attached plan ref:

TDA.2826.05. These measures include:

- Additional laurel hedgerow to match the existing
- Additional coniferous hedgerow to match the existing
- New native hedgerows
- New native trees
- Native bulb areas
- Lawn areas
- Post and rail timber fence with matching gates
- Patio areas

Timetable for implementation:

The proposed soft landscaping scheme will be implemented within the appropriate planting season (March to October inclusive for trees and hedgerows) the year following the completion of the dayrooms.

For the next 10 years, any trees, shrubs or grassed areas which are diseased, damaged, die or are removed shall be replaced within the next planting season with plants of similar species and size to that approved.

All hard landscaping will be completed within 12 months of the completion of the dayrooms.

Condition 6

Condition 6 sets out as follows:

6. Prior to installation, details of any proposed external lighting within the red lined site as shown on Plan TDA.2826.01 shall be submitted to and approved in writing by the local planning authority. Such external lighting details shall include siting, angles, levels of illumination and any shields. Development shall be carried out in accordance with the

approved details. No external lighting shall thereafter be installed other than in accordance with the approved scheme.

The attached plan ref: TDA.2826.04 rev A, sets out the proposed external lighting scheme. External lighting will be provided on the dayrooms. 4 LED (5W IP65 Rated) circular soffit spotlights in stainless steel / brushed chrome are proposed above the door and below the roofline.

No other external lighting is proposed / will be installed.

Conclusion

The attached plans and the timetable set out in this cover letter provide sufficient details for conditions 4i, 4ii & 6 to be discharged.

Please do not hesitate to get in touch should you require any additional information.,

Kind regards,

